

BOARD BILL NO. 267     INTRODUCED BY ALDERWOMAN CHRISTINE INGRASSIA  
AND PRESIDENT LEWIS REED

An ordinance pertaining to the Compton Hill Missionary Baptist Church, located at 3141 LaSalle Street (the Property) having as subject matter the designation of the Property as a City of St. Louis Landmark, containing definitions, design standards, a severability clause and an emergency clause.

The Board of Aldermen hereby declares as follows:

WHEREAS the Property is important in the City of St. Louis because it is associated with the Compton Hill Missionary Baptist Church congregation established during the 1860s and which has occupied a brick church building at 3141 LaSalle Street since circa 1892; and

WHEREAS the Property represents the heritage of the black community of Compton Hill, one of the several distinct black neighborhoods of the City established during the 19<sup>th</sup> century; and

WHEREAS, with its new front, designed by black architect John R. Steele in 1944, the church building and the congregation's history convey significant aspects of the city's heritage and cultural legacy; and

WHEREAS the City wishes to protect the design and physical integrity of the Property; and

WHEREAS the City of St. Louis Preservation Board of the Planning and Urban Design Agency was created to protect the design and physical integrity of sites and districts within the City limits; and

WHEREAS the Planning Commission and the Board of Public Service have reviewed the proposed landmark designation and standards and have found that it 1) is in conformity with the City's Strategic Land Use Plan and 2) will have a positive impact on the physical development of

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the city; and the Preservation Board has approved the petition and recommended that a designation bill be prepared.

THEREFORE BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. Definitions:

ACQUIRED SIGNIFICANCE

Importance achieved from an element, although not original to a property, but with sufficient historical or architectural meaning, to become valued as much as the original portion.

CHARACTER-DEFINING FEATURES

Those elements of a property that strongly convey its architectural style and/or history.

CITY LANDMARK

Any site or sites designated for protection from alteration or demolition by the City of St. Louis Board of Aldermen. A City Landmark cannot be altered in design or construction, and demolition of the property cannot occur without the permission of the City of St. Louis Preservation Board or its successor agencies.

FAÇADE

The main, usually street-facing, wall of a building which conveys its style and on which character-defining features are evident.

GLAZING

Panes or sheets of glass set or made to be set in frames, as in windows, doors or mirrors.

MASONRY

43 Masonry is the family of building techniques which use stone, brick, ceramic, or concrete block  
44 units, usually separated by mortar beds and joints.

45 MASSING

46 Term used to describe the visual displacement of space based on the building's height, width and  
47 depth; the three-dimensional impact of a structure.

48 MONUMENT SIGN

49 A free-standing sign that is limited in height relative to the building that it identifies.

50 RELIGIOUS ICONOGRAPHY

51 The traditional or conventional images or symbols associated with a religious subject.

52 SANCTUARY

53 The area of worship in a Protestant church.

54 SCALE

55 Term used to describe the perceived size of a building relative to the height and width of  
56 adjacent structures. Also the perceived size of an element of a building relative to known  
57 architectural elements; for example, the size of a door relative to a window.

58 SECONDARY

59 Second or inferior in importance.

60 WINDOW FRAMES

61 The wood elements that are attached to the wall and that hold window sash and conceal the joint  
62 between window sash and wall framing.

SECTION TWO. USE, REHABILITATION AND NEW CONSTRUCTION STANDARDS

These standards are the National Park Service's Secretary of Interior's Standards for Rehabilitation supplemented with guidance that reflects the conditions found at this City Landmark.

This City Landmark consists of the two parcels on which the church building and its additions stand. Other parcels owned by the Compton Hill Missionary Baptist Church are not included in the extent of the Landmark.

Character-defining features and aspects of the property addressed by these standards are those that strongly convey its architectural style and history. When these components of an historic property are altered, the building or structure can no longer convey its association with the past.

Character-defining features vary from property to property, but generally include original building materials, decorative architectural elements, and features such as doors and windows.

Character-defining features are likely to be located on the façade and other portions of the property visible from the street.

*Standard #1. The property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

*Standard #2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

Façade and building exterior:

84 All character-defining aspects of the exterior of the church shall be maintained in place and  
85 not be altered through removal, paint, covering with other materials, or other physical  
86 changes.

87 Features and materials that must be replaced periodically, such as roofing, shall be the same  
88 as the historic or existing, or an appropriate replacement.

89 Windows and their glazing are important character-defining features of the church and shall  
90 not be blocked. Window sash replacement shall replicate the original sash or be an  
91 appropriate alternative, such as a memorial window.

92 Interior:

93 While some changes have likely been made to the sanctuary, such as the size of the altar  
94 platform, its character is established by it being a single, open space with two aisles between  
95 rows of pews that face the altar platform. This arrangement shall not be altered significantly.

96 The congregation has renewed features as needed to maintain the sanctuary to a high-  
97 standard. One element that appears to date from the first church located on the site is the set  
98 of wood window frames on the interior; these frames shall be retained and repaired as  
99 needed.

100 Landscaping:

101 The general extent and type of landscaping of the church property, that includes a retaining  
102 wall, steps to the main entrance, and a ramp to Memorial Hall shall be maintained. Parking  
103 lots on the property shall be paved but need not be maintained as parking lots.

104 Signs:

Two monument signs are located on the landmark site. Any signs applied to the building or installed on the grounds shall be compatible with the historic architectural character of the property. The following types of signs are not compatible:

Roof-top signs, billboards, flashing or animated signs, signs with changing text, back-lighted signs, wall signs above the side wall window sills, large projecting signs that block windows, and loudspeaker music or speed for advertising purposes.

*Standard #3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

The Compton Hill Missionary Baptist Church and subsequent congregations, if any, may add discreet features that relate to its identification, worship practices, and religious iconography. Such new elements shall appear appropriate in material, scale, and overall feeling for the existing building.

*Standard #4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

The historic configuration of the church at the time of Landmark designation are the original portion of the church and the 1944 addition and main façade. At the time of designation, there are no other components of the property that have acquired significance. The additions to the main church building document the growth and permanency of the church congregation, yet do not have any historical or architectural significance in their own right.

They may be altered or replaced.

*Standard #5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

The masonry exterior materials of brick and stone shall be maintained in good condition. The masonry above the foundation will not be painted or changed in any way that alters its visual character. Removal of any existing paint, using an appropriate method that safeguards the historic material, is encouraged.

*Standard #6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The windows and doors of the church are important historic character-defining features. If they deteriorate to the point of needing replacement, replacement units shall be carefully selected and shall replicate the shape and appearance of the existing windows.

*Standard #7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

The masonry materials of the exterior shall not be sandblasted or cleaned with harsh chemicals. Any cleaning project shall be approved by the Cultural Resources Office.

*Standard #8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

The property owners shall consult with the Cultural Resources Office before undertaking a project that would include below-grade disturbance.

*Standard #9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the*

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*old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

Any new construction shall be compatible with the church and residence on the property in terms of materials and shall be secondary to the church in terms of size, scale, height, and architectural prominence. The location of the existing additions at the rear of the church has established a pattern that shall be altered only after careful consideration of the effect of an addition on the main portion of the church. All plans for new construction shall be reviewed by the Cultural Resources Office.

*Standard #10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

#### SECTION THREE. SEVERABILITY CLAUSE

If any provision, sentence, clause, section, part, or application of the ordinance and the regulations and standards contained herein is for any reason held to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, parts, or applications of this ordinance, regulations and standards.

#### SECTION FOUR. Emergency clause.

This being an ordinance for the preservation of public peace, health, and safety, it is hereby declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of the City of St. Louis and therefore shall become effective immediately upon its passage and approval by the mayor.